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7      *Attorneys for Plaintiff U.S. Bank  
8      N.A., as Trustee on Behalf of the  
9      Holders of the J.P. Morgan  
Alternative Loan Trust 2006-A3  
Mortgage Pass-Through Certificates*

UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA

U.S. BANK N.A., AS TRUSTEE, ON  
BEHALF OF THE HOLDERS OF THE  
J.P. MORGAN ALTERNATIVE LOAN  
TRUST 2006-A3 MORTGAGE PASS-  
THROUGH CERTIFICATES.

**Plaintiff,**

vs.

THUNDER PROPERTIES, INC., a Nevada corporation; RANCHO SAN RAFAEL TOWNHOMES, PHASE II HOMEOWNERS ASSOCIATION, a Nevada non-profit corporation,

### Defendants.

Case No. 3:16-cv-00700-RCJ-VPC

**STIPULATION AND ORDER TO STAY  
MOTION FOR RECONSIDERATION**

22 Plaintiff U.S. Bank N.A., as Trustee on Behalf of the Holders of the J.P.  
23 Morgan Alternative Loan Trust 2006-A3 Mortgage Pass-Through Certificates (the  
24 “Trust”) and Defendant Thunder Properties, Inc. (“Thunder Properties”), and through  
25 their respective undersigned counsel of record, hereby stipulate to an Order staying  
26 briefing on the Motion for Reconsideration [ECF No. 55], filed by Thunder Properties  
27 on August 15, 2018 (the “Motion”) for at least sixty days.

28 | //

Counsel have requested the stay because the parties are in active settlement negotiations, believe that the negotiations can be fruitful, and would prefer to focus time and resources on settlement rather than further litigation. The original deadline for any opposition to the Motion for Reconsideration was August 29, 2018. The current deadline is November 9, 2018.<sup>1</sup> [See ECF No. 64.] The proposed extended deadline is at least January 8, 2018. This stay and/or extension of time shall not in any manner prejudice Defendant's right to appeal the judgment(s) entered herein to date.

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<sup>1</sup> Arguably the current deadline is December 6, 2018, because the Court's prior ruling staying briefing on the Motion for Reconsideration stayed the case for thirty days from the Court's order, and the order was signed and entered November 6, 2018. However, in the interest of caution the parties are assuming the current deadline is November 9, 2018, and requesting the Court continue the stay to allow further settlement discussions.

1        This is the Parties' fifth request for extension of this deadline and is not  
2 intended to cause any delay or prejudice any party, but is instead intended to  
3 facilitate good faith settlement discussions between the parties.

4

5 Dated: November 9, 2018.

6        BALLARD SPAHR LLP

7        By: /s/ Justin A. Shiroff  
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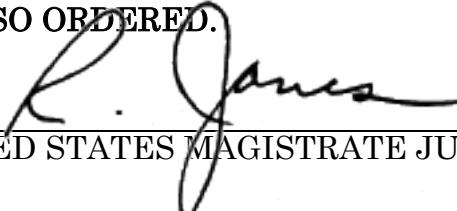
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23        *Attorneys for Defendant Thunder*  
24        *Properties, Inc.*

25        IT IS SO ORDERED.

26          
27        UNITED STATES MAGISTRATE JUDGE

28        Dated: November 9, 2018.

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